

# Unit 1107 - Parc Central East

1107 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11841790             |
| Status:         | Active                |
| Size:           | 1,181 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$430,000             |
| List PPSF:      | \$364                 |
| Valuated Price: | \$410,000             |
| Valuated PPSF:  | \$347                 |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 351 |
| Number of active listings for rent:      | 20  |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 6   |

## Building Association Information

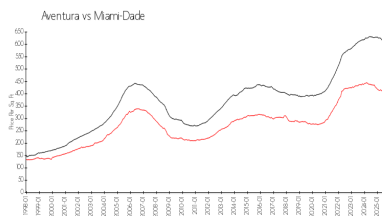
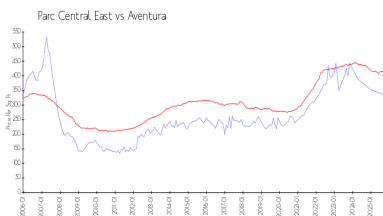
Parc Central Aventura East Condominium Association Inc  
(305) 466-3515

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 118    | 1,181 sq ft | Dec 2025     | \$375,000  | \$318 |
| 1008   | 1,062 sq ft | Dec 2025     | \$330,000  | \$311 |
| 1511   | 1,062 sq ft | Oct 2025     | \$352,500  | \$332 |
| 701    | 1,181 sq ft | Oct 2025     | \$342,500  | \$290 |
| 205    | 1,062 sq ft | Oct 2025     | \$285,000  | \$268 |
| 918    | 1,181 sq ft | Oct 2025     | \$400,000  | \$339 |

## Market Information

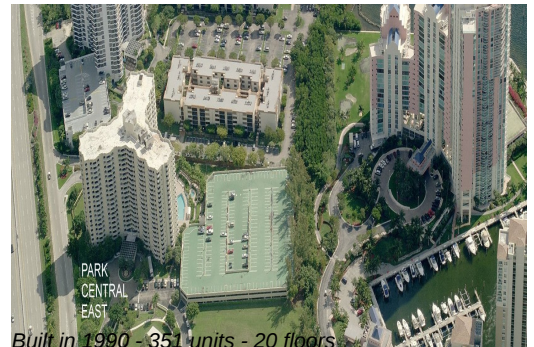


|                    |               |             |               |
|--------------------|---------------|-------------|---------------|
| Parc Central East: | \$333/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:          | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Parc Central East | 5% |
| Aventura          | 6% |
| Miami-Dade        | 4% |

## Avg. Time to Close Over Last 12 Months



|                   |         |
|-------------------|---------|
| Parc Central East | 82 days |
| Aventura          | 98 days |
| Miami-Dade        | 77 days |